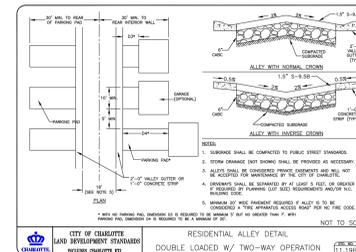
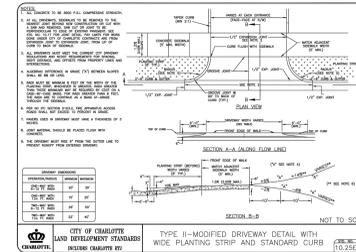


VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED JULY 2, 2021 PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT STANDARDS
 August 10th, 2021

- GENERAL PROVISIONS**
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NEST HOME COMMUNITIES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.816-ACRE SITE LOCATED AT 4934 PROVIDENCE ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPOSED OF TAX PARCEL NUMBERS 18712322.
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT AND PRIVATE STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK YARD, LANDSCAPING AND LANDSCAPE ELEMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - FUTURE AMENDMENTS TO THE ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES**
 - THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SEVENTEEN (17) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.
- TRANSPORTATION**
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG N DAVIDSON STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ARCHITECTURAL STANDARDS**
 - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPOSED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE, OR ITS SYNTHETIC EQUIVALENT, STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
 - PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED. USABLE STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN FOR UNITS FRONTING PROVIDENCE ROAD, AND SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. STOOPS MAY BE COVERED BUT SHALL NOT BE ENCLOSED. THERE SHALL BE NO MINIMUM STOOP DIMENSION.
 - ALL CORNER UNITS THAT FACE PROVIDENCE ROAD SHALL EITHER HAVE A PORCH/STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO A MAXIMUM OF TEN (10) FEET ON ALL BUILDING LEVELS.
 - WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
 - ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) UNITS PER BUILDING OR FEWER WHEN FRONTING A PUBLIC STREET.
 - DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.
- ENVIRONMENTAL FEATURES**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E. EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



DEVELOPMENT SUMMARY:

OWNER NAME: MARIAM A GHAZI
OWNER ADDRESS: 2310 LA MAISON DR, CHARLOTTE, NC 28226
OWNER PHONE: 980-337-4813

DEVELOPER NAME: NEST HOME COMMUNITIES, LLC
DEVELOPER ADDRESS: 236 RACEWAY DR, SUITE 7, MOORESVILLE, NC 28117

TAX PARCEL NUMBER: 18712322
TOTAL PARCEL SIZE: 1.816 (BASED ON GIS)

EXISTING ZONING: R-3
EXISTING USE: RESIDENTIAL

PROPOSED ZONING: UR-2 (CD)
PROPOSED USES: SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOME) FOR SALE

REQUIRED OPEN SPACE: 400 SF PER SUBLOT, OR 10% OF DEVELOPMENT AREA
PROPOSED OPEN SPACE: 400 SF PER SUBLOT

PROPOSED ZONING REQUIREMENTS:
 MINIMUM FRONT SETBACK: 14' FROM FUTURE BACK OF CURB
 MINIMUM REAR YARD: 10'
 MINIMUM SIDE YARDS: 0'
 MINIMUM LOT WIDTH: 20'
 MAXIMUM BUILDING HEIGHT: 40'
 MIN. BUILDING SEPARATION: 10'

BUFFER REQUIREMENTS:
 REQUIRED BUFFER: 10' CLASS C
 PROPOSED BUFFER: 10' CLASS C

PROPOSED DEVELOPMENT:
 PROPOSED LOT TOTAL: 17 UNITS
 PROPOSED GROSS DENSITY: 9.36 DUA

TREE SAVE REQUIREMENTS:
 REQUIRED TREE SAVE: 71,105 SF * 15% = 11,866 SF
 PROPOSED TREE SAVE: 11,889 SF

REVISIONS

NO.	DATE	DESCRIPTION

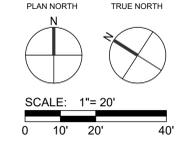
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NOT FOR CONSTRUCTION

REZONING PETITION 2021-XXX

Providence Road Nest Townhomes
 4934 Providence Road
 Charlotte, NC 28226



DATE: 08/10/21	MPIC: CCB
DRAWN BY: MJA	CHECKED BY: OCT
PROJECT NUMBER: 00888.00	
SCALE: 1" = 20'	
TITLE: CONCEPTUAL SITE PLAN	

SHEET NO:
RZ-1